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NEWSLETTER DATE
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Stark County Recorder

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2015

Holiday Schedule

New Year's Day	Jan 1
MLK Jr. Day	Jan 19
Presidents Day	Feb 16
Memorial Day	May 25
Independence Day	Jul 4
(Observed)	Jul 3
Labor Day	Sep 7
Columbus Day	Oct 12
Veterans Day	Nov 11
Thanksgiving Day	Nov 26
	Nov 27
Christmas Eve	Dec 24
Christmas	Dec 25

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THE RECORDER

A PUBLICATION BY:
STARK COUNTY RECORDER
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Mergers, Name Changes and Land Contracts

In February and March of 2015, we received a response to two different prosecutor's opinions in regards to Mergers and Name Changes and Land Contracts. The prosecutor has directed the Stark County Recorder to follow the laws as follows:

Merger certificates and name changes are required to contain a legal description. Certification of Mergers from the Secretary of State are not required to contain a legal description. The prosecutor went on to say what documents need to be seen by the Stark County Auditor prior to recording. The prosecutor states "though there may not be a requirement that a certain document be presented to the auditor prior to recording, in the interest of accurate record keeping and its associated administrative efficiencies, especially when it relates to name changes of real estate property owners, these documents should be presented to the auditor for information and record keeping purposes even though presentment to the auditor may not be required by law."

Land contracts are required to have a legal description. Additionally, land contracts that have metes and bounds descriptions must be approved by the county engineer. However, assignments and releases of land contracts do not have the same requirement to be seen in the auditor's office prior to recording. The prosecutor stated, "even though there may be no requirement that a certain document be presented to the tax map office (continued on page 2)

Mergers, Name Changes and Land Contracts (Cont'd)

prior to recording, in the interests of accurate record keeping and its associated administrative efficiencies, especially when it relates to the technicalities of a metes and bounds legal description, these documents should be presented to the auditor for information and record keeping purposes even though presentment to the auditor may not be required by law.”

On March 31, 2015 staff members from both the recorder’s and auditor’s offices met to discuss how these documents should be directed through these two offices. After reviewing the prosecutor’s opinions, it was determined that all mergers, name changes, land contracts, assignment and release of land contracts will be required to be seen in the auditor’s map and transfer office prior to recording.

Do Not Be Scammed, Your Documents Belong to You!

Many citizens throughout Stark County are receiving letters from a private company urging them to purchase a certified copy of their deed. They will send a person their document at a cost of an upwards of \$80.00.

This is a scam! Your documents are public record and you can get a certified copy of almost any document for \$2.00 per page, plus \$1.00 per certification. Most deeds are two pages. Please let your friends and family know that they can contact the Stark County Recorder’s Office at anytime to receive a copy of any document. All records are also available 24 hours a day, 365 days a year on the recorder’s website and can be printed for free. For more information call the Stark County Recorder’s Office at 330-451-7443 or visit us at www.starkcountyohio.gov/recorder.

We Are Approaching 100,000 E-Files!

The Stark County Recorder’s Office was the first in Ohio to accept electronically filed documents in 2005. A year later, we were the first Recorder’s Office in Ohio to accept electronically filed deeds. Today, these electronic filings make up approximately 30-40% of our daily work load.

This coordinated effort between Stark County Recorder’s Office and the Auditor’s Office was accomplished to better integrate the county’s data and improve the service provided to the citizens of Stark County. This allows attorneys, title companies and banks to route remotely filed documents to the County’s Tax Map Division and the Auditor’s Conveyance Division before being processed by the Recorder’s office all with the single click of posting a transaction.

If your company is interested in filing documents electronically, please visit our website to learn more.

